

5.12 Population and Housing

5.12 POPULATION AND HOUSING

This section identifies the existing population and housing for the City of Seal Beach (City) and provides an analysis of potential impacts that may result from implementation of the proposed Department of Water and Power Specific Plan Amendment (proposed Specific Plan Amendment) (the project). The analysis provided in this section addresses the proposed project's consistency with City of *Seal Beach General Plan* (General Plan) and Southern California Association of Governments (SCAG) population and housing growth forecasts.

5.12.1 EXISTING SETTING

POPULATION

Population data for the County of Orange (County) and City of Seal Beach (City) are presented in Table 5.12-1, *Population Data*.

**Table 5.12-1
Population Data**

Year	County of Orange	City of Seal Beach
2000 ¹	2,846,289	24,157
2010 ²	3,010,232	24,168
<i>2000 - 2010 Change</i>	<i>+163,943</i>	<i>+11</i>
<i>2000 - 2010 Percent Change</i>	<i>+5.8%</i>	<i>0.0%</i>
2015 (SCAG Forecast) ³	3,443,930	27,616
<i>2010 - 2015 Change</i>	<i>+433,698</i>	<i>+3,448</i>
<i>2010 - 2015 Percent Change</i>	<i>+14.4%</i>	<i>+14.3%</i>
Notes: 1. U.S. Census Bureau, Census 2000. 2. U.S. Census Bureau, Census 2010. 3. For County, based on 1,132,872 dwelling units (DU) and 3.04 persons per DU; for City, based on 14,847 DU and 1.86 persons per DU (DOF).		

County of Orange

The County's population totaled 2,846,289 persons in 2000 and 3,010,232 persons in 2010, which represents a population growth of approximately 5.8 percent; refer to Table 5.12-1. According to SCAG forecasts, the County's population is projected to total 3,443,930 persons by 2015, representing a 14.4 percent increase between 2010 and 2015.

City of Seal Beach

As indicated in Table 5.12-1, the City's population totaled 24,157 persons in 2000 and 24,168 persons in 2010, which represents a population growth of approximately 0.0 percent between 2000 and 2010 (approximately 11 persons), as compared to the County, which experienced approximately 5.8 percent population growth during the same time period. SCAG forecasts that the City's

population would increase to 27,616 persons by 2015, representing an approximately 14.3 percent increase between 2010 and 2015. Comparatively, the City's population growth rate between 2010 and 2015 would be comparable to the County's projected growth rate (14.4 percent) for the same time period.

HOUSING

Housing data for the County of Orange and City of Seal Beach is presented in Table 5.12-2, *Housing Data*.

**Table 5.12-2
Housing Data**

Year	County of Orange		City of Seal Beach	
	Dwelling Units	Households	Dwelling Units	Households
2000 ¹	969,484	935,287	14,267	13,048
2010 ²	1,048,907	992,781	14,558	13,017
<i>2000 - 2010 Change</i>	<i>+79,423</i>	<i>+57,494</i>	<i>+291</i>	<i>-31</i>
<i>2000 - 2010 Percent Change</i>	<i>+8.2%</i>	<i>+6.1%</i>	<i>+2.0%</i>	<i>-0.2%</i>
2015 (SCAG Forecasts) ^{3, 4}	1,132,872	1,071,810	14,847	13,275
<i>2010 - 2015 Change</i>	<i>+83,965</i>	<i>+79,029</i>	<i>+289</i>	<i>+258</i>
<i>2010 - 2015 Percent Change</i>	<i>+8.0%</i>	<i>+8.0%</i>	<i>+2.0%</i>	<i>+2.0%</i>
Notes: 1. U.S. Census Bureau, Census 2000. 2. U.S. Census Bureau, Census 2010. 3. Dwelling Units: for County and City, assumes 5.39% and 10.59% vacancy rates, respectively (DOF). 4. Households: Southern California Association of Governments, Adopted 2008 RTP Growth Forecast by City, http://www.scag.ca.gov/forecast/adoptedgrowth.htm , Accessed August 16, 2011.				

County of Orange

As indicated in Table 5.12-2, the County's 2010 housing stock was an estimated 1,048,907 dwelling units (DU), or approximately 8.2 percent over its 2000 stock of 969,484 DU. SCAG forecasts the County's housing stock will increase to 1,132,872 DU by 2015, representing an approximately 8.0 percent increase between 2010 and 2015.

City of Seal Beach

In 2010, the City's housing stock was an estimated 14,558 DU. The 2010 housing stock represented an increase of approximately two percent from the City's 2000 stock of 14,267 DU; refer to Table 5.12-2. Comparatively, the County's housing stock increased approximately 8.2 percent during the same period. SCAG forecasts the City's housing stock will increase to 14,847 DU by 2015, representing an approximately 2.0 percent increase in DU between 2010 and 2015.

5.12.2 REGULATORY SETTING

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments (SCAG) is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local governments from Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The City of Seal Beach is a member of the Orange County Council of Governments (OCCOG), one of 14 Subregional Organizations in the SCAG Region.

SCAG's demographic data is developed to enable the proper planning of infrastructure and facilities to adequately meet the needs of the anticipated growth. On May 8, 2008, SCAG adopted its 2008 Regional Transportation Plan (2008 RTP), which presents the transportation vision for the SCAG region through the year 2035 and provides a long-term investment framework for addressing the region's transportation and related challenges. Growth forecasts contained in the 2008 RTP for Orange County and the City of Seal Beach are utilized as the basis of analysis for population and housing forecasts in this section.

Regional Housing Needs Assessment (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs. The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need. In cooperation with HCD, local governments and councils of governments (COGs) are charged with making a determination of the existing and projected housing need as a share of the state-wide housing need of their city or region.

The Regional Housing Needs Assessment (RHNA) is an assessment process performed periodically as part of Housing Element and General Plan updates at the local level. The RHNA quantifies the housing need by income group within each jurisdiction during specific planning periods. January 1, 2006 to June 30, 2014 is the current planning period. The RHNA allows communities to anticipate growth, so that collectively the region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and address social equity and fair share housing needs.

The housing construction need is determined for four broad household income categories: very low (households making less than 50 percent of median family income), low (50 to 80 percent of median family income), moderate (80 to 120 percent of median family income), and above moderate (more than 120 percent of median family income). The intent of the future needs allocation by income groups is to relieve the undue concentration of very low-income and low-income households in a single jurisdiction and to help allocate resources in a fair and equitable manner.

Specifically, the RHNA allocated the City's housing growth needs for the period January 1, 2006 to June 30, 2014; refer to [Table 5.12-3, *RHNA Allocation \(2006 – 2014\)*](#). As indicated in [Table 5.12-3](#), the City's fair share housing needs allocation is 57 housing units, including ten units within the low income and 24 units within the above-moderate income categories. The RHNA uses January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2006 through 2014.

**Table 5.12-3
RHNA Allocation (2006 – 2014)**

Income Category	Housing Allocation
Extremely Low ¹	6
Very Low ²	11
Low	10
Moderate	12
Above Moderate	24
Total	57
Notes: 1. Regional share of extremely low-income units is assumed to be 50 percent of the very low-income units. These units are a subset of the very low-income units and are not included in the total construction need. 2. Includes 6 units affordable to extremely low-income households.	
Source: Southern California Association of Governments, <i>Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014)</i> , http://www.scag.ca.gov/housing/pdfs/rhna/RHNA_FinalAllocationPlan071207.pdf , Accessed September 14, 2011.	

City of Seal Beach Housing Element 2006 – 2014

The Housing Element comprises one of the seven General Plan Elements mandated by the State of California (California Government Code Sections 65580 to 65589.8). California State Law requires that the Housing Element consist of “identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.”

As required by State Housing Law, the City of Seal Beach must plan for its share of the region’s new housing needs in five state-defined income categories by identifying an adequate supply of land zoned at appropriate densities to accommodate needs in each income category. The RHNA goals do not explicitly require the City to construct the identified housing need, but rather seek to ensure the City has or plans to add policies, programs, and regulations that will accommodate new housing growth.

To enable the City to meet RHNA construction goals, the Housing Element evaluates the City’s capacity to meet future needs. The *City of Seal Beach 2006-2014 Housing Element* (Housing Element) has been drafted and submitted to the State of California Department of Housing and Community Development for review and approval.

City of Seal Beach Zoning Code

Seal Beach’s Zoning law is found in the *Seal Beach Municipal Code* (Municipal Code) Title 11, *Zoning*. Municipal Code Title 11 is known as the *Seal Beach Zoning Code* (Zoning Code). The purpose of the Zoning Code (in part) is to “provide a precise guide for the physical development of the City to promote the growth of the City in an orderly manner and achieve more balanced residential, commercial, and civic uses”; refer to Zoning Code Section 11.1.05.015, *Purpose*. The Zoning Code specifies the areas where specific land uses may be located and sets standards for their development. The Zoning Code identifies three residential zoning districts, as follows:

- *RLD, Single-Unit Residential.* To allow single-unit and small, zero-lot line neighborhoods at a base density of up to 15 dwelling units per net acre (DU/AC).
- *RMD, Medium-Density Residential.* To allow duplexes, townhouse projects, apartments, and small-lot, single-unit residential uses, at a density of 15 to 18 DU/AC (net). Additional density may be achieved through density bonuses.
- *RHD, High-Density Residential.* To allow for multi-unit residential developments at a base density of 20 to 46 DU/AC (net). Additional density may be achieved through density bonuses.

5.12.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist form used during preparation of the project Initial Study, which is contained in Appendix 11.1 of this EIR. The Initial Study includes questions relating to population and housing. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this section. Accordingly, a project may create a significant environmental impact if one or more of the following occurs with respect to each category:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) (refer to Impact Statement PH-1);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (refer to Impact Statement PH-2); and
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (refer to Impact Statement PH-2).

5.12.4 IMPACTS AND MITIGATION MEASURES

INDUCING POPULATION GROWTH

PH-1 IMPLEMENTATION OF THE PROPOSED PROJECT WOULD NOT INDUCE SUBSTANTIAL POPULATION GROWTH IN THE CITY.

Impact Analysis: The proposed Specific Plan Amendment would amend the DWP Specific Plan boundaries and land use categories, as described in detail in Section 3.0, *Project Characteristics*. The project components also include amendments to the General Plan Land Use Element, and Official Zoning Map and Zoning Code, and a 48-lot residential subdivision (Tentative Tract Map [TTM] No. 17425), among others. Implementation of the proposed project would require removal of the existing single-family residence located in the northwest corner of the project site.

A project could induce population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Although existing roads and infrastructure would be improved/modified with implementation of the proposed TTM, the project does not involve the extension of roads or other infrastructure into undeveloped areas. Implementation of the proposed TTM would result in the future development of 48 single-family DU. As indicated in Table 5.12-4, *Proposed Project Compared to Existing Conditions*, the population growth associated with the future residential development (48 DU) would be approximately 89 persons. This population forecast would represent approximately 0.4 percent growth over the City's existing 2010 population of approximately 24,168 persons; refer to Table 5.12-4. Therefore, the residential development anticipated by the proposed TTM would induce direct growth in the City's population.

**Table 5.12-4
Proposed Project Compared to Existing Conditions**

Description	Dwelling Units	Population
Existing City 2010 ¹	14,558	24,168
<i>Proposed Specific Plan Amendment Increment²</i>	<i>+48</i>	<i>+89</i>
Total	14,606	24,257
% Change	+0.3%	+0.4%
Notes: 1. U.S. Census Bureau, Census 2010. 2. Population projection is based on 1.86 persons per DU (State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, With 2010 Benchmark</i> . Sacramento, California, May 2011).		

Potential growth inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. Table 5.12-5, *Proposed Project Compared to Seal Beach General Plan*, compares the project's population and housing growth to the General Plan's population and housing forecasts for the City at buildout. The General Plan forecasts were calculated based upon the California Department of Finance estimates for Seal Beach of 1.86 persons per household and 10.59 percent vacancy rate. The City's housing stock is forecast to total approximately 14,751 DU at buildout, with a resultant population of approximately 24,810 persons; refer to Table 5.12-5. Upon buildout of the proposed 48-lot subdivision, the City's housing stock would total 14,606 DU, with a resultant population of approximately 24,257 persons. The proposed TTM would not cause the City's buildout population forecast to be exceeded. Therefore, project implementation would induce less than significant population growth in the City with respect to local forecasts. Additionally, the project's anticipated population growth would occur over a 15-year period, and the necessary services and infrastructure would be made available/implemented prior to occupancy.

**Table 5.12-5
Proposed Project Compared to Seal Beach General Plan**

Description	Dwelling Units	Population
City 2010 ¹	14,558	24,168
<i>Proposed Specific Plan Amendment Increment²</i>	<i>+48</i>	<i>+89</i>
Total City (including Project)	14,606	24,257
SEAL BEACH GENERAL PLAN (General Plan)		
General Plan Buildout Forecasts	14,751	24,810 ³
General Plan Buildout Compared to City (including Project)	-145	-553
General Plan Buildout Compared to City (including Project) %	-1.0%	-2.3%
Notes: 1. U.S. Census Bureau, Census 2010. 2. Population projection is based on 1.86 persons per household (State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, With 2010 Benchmark</i> . Sacramento, California, May 2011). 3. City of Seal Beach, <i>City of Seal Beach General Plan Land Use Element</i> , Page LU-3, December 2003.		

SCAG is the responsible agency for developing and adopting regional housing and population growth forecasts for local Orange County governments, among other counties. SCAG provides population projection estimates in five-year increments from 2005 to 2035. Table 5.12-6, *Proposed Project Compared to SCAG*, compares the proposed project's forecast housing and population growth with SCAG's 2015 population and housing growth forecasts for the City. As indicated in Table 5.12-6, SCAG projects that the City's housing stock will total 14,847 DU by 2015, with a resultant population of approximately 27,616 persons. Upon buildout of the proposed 48-lot subdivision, the City's housing stock would total 14,606 DU, with a resultant population of approximately 24,257 persons. The proposed TTM would not cause SCAG's 2015 population forecast for the City to be exceeded. Therefore, project implementation would induce less than significant population growth in the City with respect to regional forecasts. Further, project implementation would be in furtherance of meeting the City's 2006-2014 regional housing need within the above-moderate income category. As indicated in Table 5.12-3, the City's fair share housing needs allocation for the 2006-2014 planning period is 57 housing units, including 24 units within the above-moderate income category.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

**Table 5.12-6
Proposed Project Compared to SCAG**

Description	Dwelling Units	Population
Existing City 2010 ¹	14,558	24,168
<i>Proposed Specific Plan Amendment Increment²</i>	<i>+48</i>	<i>+90</i>
Total City (including Project)	14,606	24,257
SCAG 2008 RTP		
SCAG 2015 Forecasts ³	14,847	27,616
2015 SCAG Compared to City (including Project)	-241	-3,359
2015 SCAG Compared to City (including Project) %	-1.6%	-12.2%
Notes: 1. U.S. Census Bureau, Census 2010. 2. Population projection is based on 1.86 persons per household (State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, With 2010 Benchmark</i> . Sacramento, California, May 2011). 3. Refer to Table 5.12-1 and Table 5.12-2 above.		

DISPLACEMENT OF HOUSING AND PERSONS

PH-2 IMPLEMENTATION OF THE PROPOSED PROJECT WOULD DISPLACE HOUSING AND PERSONS, BUT WOULD NOT NECESSITATE THE CONSTRUCTION OF REPLACEMENT HOUSING.

Impact Analysis: Implementation of the proposed TTM would require removal of the existing single-family dwelling located in the northwest corner of the project site. Assuming 1.86 persons per household,¹ removal of this existing dwelling would displace approximately two persons. However, the vacancy rate (as of January 2011) in Seal Beach is 10.6 percent (1,541 DU), and the vacancy rates in nearby Huntington Beach and Long Beach are 4.8 percent (3,178 DU) and 7.1 percent (12,502 DU), respectively. The availability of vacant housing units within Seal Beach and nearby cities would provide the displaced household with choices of type and price to accommodate their specific needs. Therefore, the displacement of one dwelling and approximately two persons resulting from project implementation is considered a less than significant impact.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

¹ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark*, Sacramento, California, May 2011.

5.12.5 CUMULATIVE IMPACTS

- IMPLEMENTATION OF THE PROPOSED PROJECT WOULD NOT INDUCE SUBSTANTIAL POPULATION GROWTH IN THE CITY.
- IMPLEMENTATION OF THE PROPOSED PROJECT WOULD DISPLACE HOUSING AND PERSONS, BUT WOULD NOT NECESSITATE THE CONSTRUCTION OF REPLACEMENT HOUSING.

Impact Analysis: As outlined in Table 4-1, *Cumulative Projects List*, and illustrated on Exhibit 4-1, *Cumulative Project Locations*, the related projects would occur in the cities of Seal Beach and Long Beach. Based on the projects identified in Table 4-1, cumulative development would result in 325 DU in the City of Long Beach. Long Beach's existing housing stock involves an estimated 176,042 DU, with a resultant population of approximately 463,894 persons and approximately 2.8366 persons per household.² Thus, the population growth associated with the future residential development in Long Beach (325 DU) would be approximately 922 persons, representing a growth rate of approximately 0.2 percent over Long Beach's existing population. The population growth associated with the proposed project (48 DU) would be approximately 89 persons, representing a growth rate of approximately 0.4 percent over Seal Beach's existing population; refer to Table 5.12-4. Cumulatively, the population growth associated with these projects combined (373 DU) would be approximately 1,011 persons, which would represent an increase of approximately 0.2 percent over the population of the two cities combined (488,062 persons). Therefore, given that this cumulative growth (0.2 percent) is considered a negligible increase over existing conditions, and the proposed TTM would not cause the City's or SCAG's population forecasts to be exceeded, project implementation would not result in cumulatively considerable impacts involving population and housing growth.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.12.6 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Project implementation would result in less than significant impacts involving population and housing.

² State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark*, Sacramento, California, May 2011.

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